

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
August 26, 2008 Draft Minutes  
(To be approved September 9, 2008)**

1. **Call to Order Dan Neirinckx**, Chair, called the meeting to order at 7:31 p.m.
2. **Roll Call: Present:** Dan Neirinckx, Dan Kjonsgaard, Linda Ivy, Janet Mulder, Richard Wright, Earl Katzer, Martin Muschinske, Krishna Toolsie and Wythe Davis.

**Excused:** Frank Hewitt, Judy Bohlen and Janice Grace.

**Absent:** James Talbot, Steve Wragg and Randy White,

3. **Motion to approve the Minutes for August 12 and Agenda for August 26, 2008 moving item 9 to follow item 6. Motion passed unanimously.**

**4.OPEN FORUM - Opportunity for public to speak - limit 3 minutes**

**Krishna Toolsie** thanked the members of the JDCPG for attending the Hot August Night put on by the Kiwanis, which included Dan Neirinckx, Janet Mulder, Marty Muschinske and Krishna Toolsie.

**Janet Mulder** recused herself from the next item on the agenda as she is JDUSD School Board President and this item could directly benefit the JDUSD.

5. **JDUSD Turf Field at Oak Grove Middle School – Nadine Bennett, Superintendent Jamul Dulzura Union School District introduced Loren Kramer and Rob Whyte of AYSO** to present a project to improve the fields at Oak Grove Middle School. The AYSO program is expanding to include a year round soccer program for our community. The field in its current condition is too dangerous to play on and they invited a few students to give their perception. **Courtney Hoyt** told us of her love for soccer and how it helps her. **Nathan Huffine** has played AYSO for five years and appreciates the soccer especially when it is close to home. **Jessica Thompson** has played soccer for seven years and it has provided an incentive for her to do well in school and helped her socially as well. She has worked with the younger kids as a coach, referee, and has decided to work with young people through teaching and coaching. **Katherine Day** played in AYSO for 7 years. She has not been able to play on a club team because she would have had to travel too far for practice. If this field were improved, then the community would have an opportunity to participate without traveling so far. **Loren Kramer** went over the packet of information and introduced **Rob Whyte**, assistant commissioner, who has coached for many years. He read a letter from the AYSO detailing the importance of sports in our community and the community service provided after the fires last year. The letter detailed the differences between AYSO and the competitive soccer experience including the vast difference in financial outlay for the parents. They have proposed a new program called “Matrix” and desperately need a field as all of the JIS and current programs are using JPS fields. They would propose to design a multi-purpose field including a full-size soccer field and baseball diamond. AYSO has set aside \$10,000

for the enhancement and maintenance of the fields and also budgeted another \$10,000 to be added to that at the end of the current season. **Loren Kramer** showed photos and a photo sim of what the field would look like including a running track around the outside, so it would provide venues for softball, baseball and soccer as well as track. **Nadine Bennett, Superintendent of JDUSD**, reminded us that school funding is very limited, but has received tentative assurances from District 2 Supervisor Dianne Jacob to match the JDCPG funds. In addition the "Friends of Jamul Schools" have indicated that they will be interested in helping to fund the community track. **Chris McAdams**, School Board Member, stated that they would like to have a safer field for the extensive physical education program at Oak Grove Middle School. He also pointed out that the community would be able to use the fields when not in use by the schools. The School District is the only organization in town that has fields for community use, and would like again to have the support of the Park funds from the JDCPG. The cost for a grass field is between \$600,000 and \$800,000 as opposed to a synthetic turf field, which comes in at \$1.1 million to \$1.3 million or more. Both fields do include upkeep, but when you compare the two, it is far more fiscally sound for us to install the turf field. He pointed out that the school district would need to investigate charging a fee for use of the fields. **Marcia Spurgeon** pointed out that there was a Joint Powers Agreement for the other fields and while they are beautiful, they are way overcrowded. The costs they presented this evening are strictly estimates. Time is of the essence, as they would like to have the fields completed for next year's use. **Dan Neirinckx read the current PLDO status and \$463,000 is the balance available.** **Linda Ivy** asked what the priorities are for funding and pointed out that while she voted for the Steele Canyon High School fields, she had concerns regarding the fact not all of our residents attend the school and that our residents would get more use out of fields located in Jamul. **Richard Wright** voiced that he would be in favor of supporting the fields, but would urge people to reduce the water usage as much as possible and would urge them to use any means possible to be better stewards of the water. **Wythe Davis** asked the estimated life of a synthetic turf field vis a vis the sod field. **Chris McAdams** said 15 years and that turf fields need upkeep and maintenance, but nothing compared to the turf. Upkeep on seed vs sod is heavy, but costs \$30,000 less to install. There might be possibility to downgrade the synthetic turf field, but the cost is still prohibitive. The School District would love to have the synthetic turf fields but it would cost initially a greater amount and then require annually \$10,000 in fees to place in a replacement fund. **Dan Kjonagaard** asked how do you keep the golfers and squirrels out of the new field if you use sod or grass seed and **Chris McAdams** stated that we have an emergency permission to use a special kind of poison and it is currently eradicating the problem. **Martin Muschinske** asked about the graph that showed the water usage from Well 1 and Well 2 as well as Otay. **Chris McAdams** said that they are both metered wells and that the wells are used first and then Otay water. **Richard Wright** asked if they had factored in the increase in water costs from Otay and was told that they had looked at it. **Krishna Toolsie** thanked the students for making their presentations. **Chris McAdams** stated that the School District tries to save as much water as possible. **Marcia Spurgeon** stated that she feels the students need the fields today and that there is not enough time to try to fundraise the huge differential in cost between the synthetic and grass fields. **Michael Casinelli** asked if the water use would go up considerably with the new fields and **Chris McAdams** said that the new systems would work better and there would probably be no increase. **Michael Casinelli** said that he would think the improvement of these fields would be great for the

community. **Dan Neirinckx** moved that we recommend that PLDO funds of \$350,000 be allocated for a grass field or \$450,000 allocated for the synthetic field, hoping that they could get matching funds to do the synthetic field. He pointed out that Otay would probably kick in some funds for a synthetic field. **Dan Kjonsgaard** asked how the priority list now sits and **Dan Neirinckx** said that the priority was changed when the Steele Canyon High School field project came before us as it was named first, the community center second and fields at the JDUSD third. **Dan Kjonsgaard** pointed out that Otay will not grant will serve letters when we reach Stage III and we are in stage 1, so additional PLDO funds may not be as forthcoming. **Martin Muschinske** said as much as he would like to see a soccer field, the water situation will be worse in the future and we don't know what it will bring. **Earl Katzer** stated he needed to know who was giving what money before he was willing to commit. **Marcia Spurgeon** said that Dianne Jacob has asked for a commitment from the Planning Group and she will match the funds. They also had explained that AYSO, Friends of Jamul Schools and the JDUSD would all contribute to the fund. **Richard Wright** supported the motion realizing that it said that the greater amount of money would be allocated for the synthetic fields, hopefully encouraging other matching funds. **Chris McAdams** stated that the School District would go to the County, the AYSO, Friends, Otay etc. to get funds.

**Restatement of the motion:**

**Dan Neirinckx** moved that we recommend that PLDO funds of \$350,000 for a grass field or \$450,000 for the synthetic field, hoping that JDUSD could get matching funds to do the synthetic field; both of which would be contingent upon getting all of the funds to complete the project. Motion did not pass: Yes, 7; 1 No; (Muschinske – water issues); 1 Abstention (Mulder – conflict of interest)

**Janet Mulder** rejoined the meeting at this time.

6. **General Plan Update – Conservation Subdivisions** – **Dan Neirinckx** went to the meeting and said the question was how do you make a conservation subdivision fit into the community character. Some of the building pads could be as small as 3000 square feet on an 8-acre minimum parcel. The question is how does a community override the DPLU due to community character problems. Further report will be given after the next steering committee meeting.  
**Linda Ivy** attended a meeting in July regarding an update to our community plan. We can do one of three alternatives: Adaptation of Existing Community Plan For Conformance (Staff Driven); Adoption of Existing Community Plan for Conformance with Supplemental Changes (Staff and Community Driven) and the third is Comprehensive Update of the Community Plan (Community driven) **Dan Neirinckx** will study and come back with a recommendation for us.
7. **TPM Gonya – Preski – Skyline Truck Trail** – **Dan Neirinckx** showed us the new map which is replacement 2 and he would propose that the leach fields be usable, recognizing that steep slope easement separates the leach fields from the pad on parcel #1. The pads are close together and have less impact than the prior map on the steep slopes. **Dan Neirinckx** moved that we recommend approval of this TPM Replacement 2 as it has fewer impacts and meets all of the environmental requirements. Motion passed unanimously.
8. **Jamul Indian Village Casino Status Report and Recommendation** – no report

9. **SDG&E Proposed Substation Report** – Linda Ivy reported that the sub-committee met tonight and found some documents and hope to find others that will help us. Members of the subcommittee include Lisa Darroch, Ray Deitchman, Ron White, Janet Mulder, Stan Mangold, Ron Macoubrie, Linda Ivy, Dan Neirinckx and Marcia Spurgeon.

**Linda Ivy moved that the JDCPG write a letter to CPUC expressing our concerns regarding incorrect information supplied in their application, which was found online. Motion carried unanimously.**

**Richard Wright** recommended at the last meeting that as a backup they need to provide adequate mitigation to address the impacts on the community. **Mike Casinelli** asked if we should get UCAN involved with their attorneys, and **Dan Neirinckx** pointed out that individuals could contact UCAN, but the JDCPG would need to consult with County Counsel before we contacted them. **Ray Deitchman**, resident and member of the sub-committee, did send a letter to UCAN but has not received a response. **The sub-committee will be meeting again before the next meeting on September 9 at 6:00**

10. **AD08-023 – Hackney – Oversize Barn – Scoping Letter – Martin Muschinske** – said that the applicant told him that the County told them that they needed a Major Use Permit as it might become a commercial enterprise as per the neighbor's allegations. The applicant has stated to Marty that they did not have the funds to build the barn and comply with the major use permit. **Dan Neirinckx** reviewed the history of this project including the fact that we have heard from neighbors, and that the applicant has assured us that they do not intend to make it a commercial venture. He feels that suspension is not grounds for requiring a major use permit. **Dan Kjonegaard** said that if it had not been given to them in writing, then we should not comment on the major use permit requirement. He also pointed out that we have not seen the total package, and should not make a recommendation until we see it. He also suggests that Marty call the planner and follow up with them **Martin called the planner, Fred Peck, twice and left messages but received no answer. He will try again to contact them.**

11. **POD08-009 – County Noise Ordinance Amendment – Negative Dec.** Linda Ivy read the report and mostly agrees with their changes. The requirements are 50 decibels from 7 am to 10 pm and 45 decibels from 10pm to 7am. The Public Utility distribution or transmission facility regulations must be followed. Off Road Vehicles have a different set of noise standards, which are much less stringent than other restrictions? **Linda Ivy moved that we write a letter stating that we have concerns regarding SEC.36.416 Noise From Off Road Recreational Vehicles as it seems to be inconsistent with other noise related activity requirements, i.e., SEC. 36.408 regarding Hours of Operation of Construction Equipment. Motion carried unanimously.**

12. **P04-043 – Sprint Nextel Lyons Valley Road – Dan Neirinckx** – This project came before our group in 2004 and Sprint worked with the homeowner to achieve minimally obtrusive visual and auditory impacts. **Dan Neirinckx moved we support this project as proposed in replacement map ER04-19-019. Motion carried: 8, yes; 0, No; 1 Abstention (Kjonegaard – work related)**
13. **JDCPG Officer's Announcements and Reports**
- a. **PLDO Fund priority list - Dan Neirinckx**

**Adjournment:**

Dan adjourned the meeting at 9:30 pm reminding us that the next regular meeting is  
**Tuesday, September 9, 2008 at 7:30 pm at Oak Grove Middle School Library.**

Respectfully submitted,

Janet Mulder, Secretary

**PLEASE NOTE: SDG&E Substation Subcommittee will meet on  
Tuesday, Sept. 9 at 6:00 - Oak Grove Middle School**